

## EXHIBIT MORTGAGE

THIS MORTGAGE made this 19th, day of August, in the year Nineteen hundred and eight, by William H. Deiter and Cora H. Deiter his wife, of Frederick County, State of Maryland. WITNESSETH:- Whereas, we the said William H. Deiter and Cora H. Deiter his wife, by our joint and several promissory note of even date herewith, and payable Five years after date to John E. Deiter or order, for the sum of NINE HUNDRED DOLLARS, with interest from date at the rate of Four per cent per annum, interest payable semiannually, stand indebted unto the said John E. Deiter in the sum of money in said note recited, and for the purpose of securing the payment of said note at the maturity thereof and all the interest that may accrue thereon, we the said William H. Deiter and Cora H. Deiter his wife, do hereby agree to execute these presents.

NOW THEREFORE, in consideration of the above recited premises and the sum of Five dollars in hand paid at and before the execution of these presents the receipt whereof is hereby acknowledged, we the said William H. Deiter and Cora H. Deiter his wife, do hereby grant in fee simple unto the said John E. Deiter all the following described lot or parcel of land together with the buildings and improvements thereon and all rights thereto belonging, situated, lying and being on the North side of West Patrick Street, in Frederick City, Frederick County, State of Maryland, and being the same land that was conveyed to the said William H. Deiter and Cora H. Deiter his wife, by deed from Mary Catherine Roelkey bearing even date herewith and recorded in Liber S.T.H. No. folio one of the Land Records of Frederick County at the same time as the recording of this mortgage, said debt or money hereby secured being part of the purchase money for said land as mentioned in the deed from Mary Catherine Roelkey to said Wm. H. & Cora H. Deiter.

Provided that if we the said Wm. H. Deiter and Cora H. Deiter his wife, our executors, administrators or assigns shall pay or cause to be paid to the said John E. Deiter his executors, administrators or assigns the said note at the maturity thereof and all interest due thereon, then this mortgage shall be void. Provided further, that until default shall be made in the payment of said note and interest thereon as aforesaid, the said William H. Deiter and Cora H. Deiter his wife, shall occupy and possess the said mortgaged premises as of their present estate therein.